

# CITY OF MESA

## MINUTES OF THE PLANNING AND ZONING BOARD STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
November 18, 2008 at 7:30 a.m.

### MEMBERS PRESENT

Pat Esparza, Chair  
Frank Mizner, Vice Chair  
Randy Carter  
Beth Coons  
Scott Perkinson  
Chell Roberts

### MEMBERS ABSENT

Ken Salas, excused

### OTHERS PRESENT

John Wesley  
Dorothy Chimel  
Tom Ellsworth  
Mia Lozano-Helland  
Angelica Guevara

Wahid Alam  
Others

Chairperson Esparza declared a quorum present and the meeting was called to order at 7:30 a.m.

1. Review items on the agenda for the November 20, 2008 regular Planning & Zoning hearing.

The items on the November 20, 2008, agenda were discussed. No formal action was taken.

2. Conduct a Public Meeting on the following General Plan Amendment:

- a. **GPMInor08-13 (Citywide)** Text Amendment to the Mesa 2025 General Plan. Minor General Plan Amendment to add a new land use category titled "Mixed Use/ Transit Oriented Development (MU/TOD)". In particular, the text amendment deals with specific revisions to Section 2.1.3 for Land Use Plan/Zoning Conformity and Section 2.3.2 for Land Use Category Definition.

Chairperson Esparza opened the Public Meeting for the above General Plan Amendment.

Wahid Alam, Senior Planner, stated that this Minor Text Amendment is to introduce a new land use category called "Mixed Use/Transit Oriented Development (MU/TOD)" with specific revisions to Section 2.1.3 for Land Use Plan/Zoning Conformity and Section 2.3.2 for Land Use Category Definition; adding that no changes will be made to any properties. He briefly gave an overview of the new changes and stated that staff is recommending adoption of the resolution. Discussion ensued regarding the changes to the text amendment.

As there were no citizens present who wished to speak on this issue, Chairperson Esparza declared the public meeting closed.

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3. Planning Director's Updates:

- a. **Z08- 47** The 8200 to 8500 blocks of East Baseline Road (north side). Rezone from AG (conceptual M-1, C-2, O-S, R-3, and R-2) to C-2, PEP, and R-4 and the establishment of the "Baseline Center" Development Master Plan (DMP).

Mr. John Wesley, Planning Director, commented that staff has not seen anything new from the applicants and that staff will be meeting with them to see if any progress has been made.

- b. **Z08-60** 6428 East Test Drive. Modification of an existing Ordinance and Site Plan Review. This request will allow the development of an automobile on lots F&G.

Mr. Wesley stated that Council had this item scheduled for introduction on the November 17, 2008 agenda, but several Councilmembers had concerns because of previous commitments made to the neighborhood, which have not been adequately addressed and the case was continued for further discussions.

4. Minutes – submit any corrections, additions, deletions.

None submitted.

The meeting adjourned at 7:46 a.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are  
available in the Planning Division Office for review.***